



To the Honorable Council  
City of Norfolk, Virginia

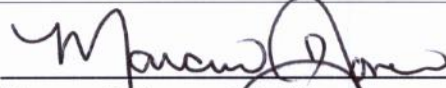
March 15, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exception to operate a Commercial Drive-Through – 1805 Monticello Avenue  
– Wendy's Restaurant**

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved:   
Marcus D. Jones, City Manager

Item Number:

**R-5**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception to operate a Commercial Drive-Through.
- IV. **Applicant:** Wendy's Restaurant
- V. **Description:**
  - This request would allow the existing restaurant, Wendy's, to demolish the existing building and construct a new building on the site.
    - Since the building and drive-through are being demolished, the site will now have to come into compliance by obtaining a special exception.
  - In order to be fully consistent with *plaNorfolk2030*, the proposed building will be pulled to the street along the Monticello Avenue frontage, with at least 50% transparency, and a masonry wall will be installed along the Monticello Avenue frontage adjacent to the proposed parking area.
  - The applicant will reduce the number of access driveways on Monticello Avenue from three to one, which will be a right-in/right-out only, thus improving roadway safety in this block.

Staff point of contact: Matthew Simons at 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

**Attachments:**

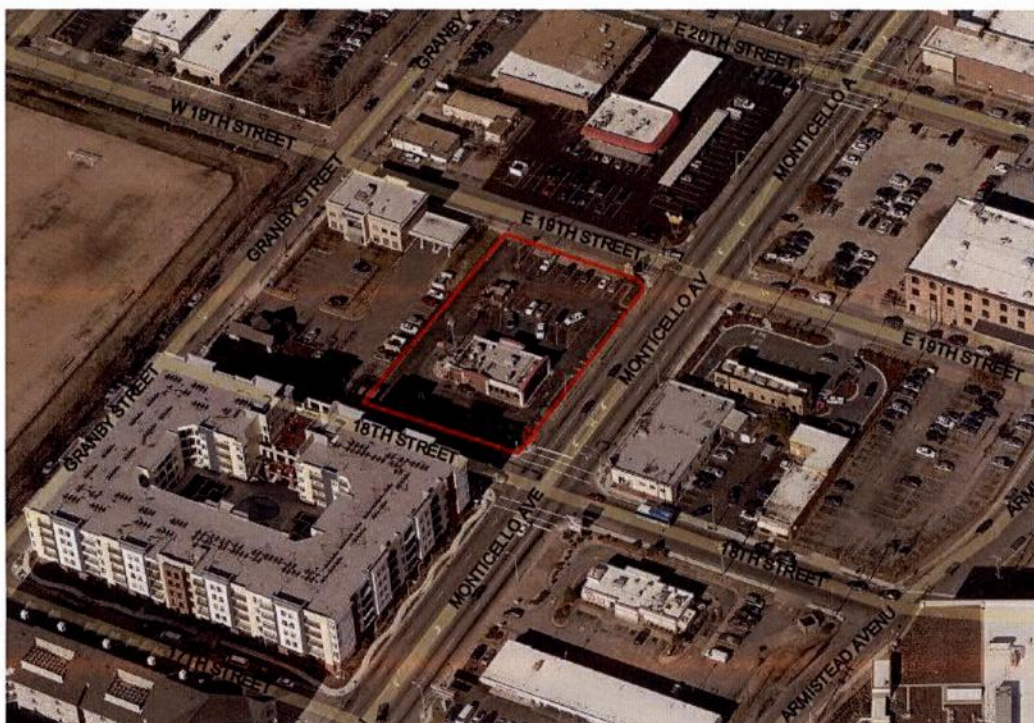
- Staff Report to CPC dated February 25, 2016 with attachments
- Letter of concern – Ghent Neighborhood League
- Proponents and Opponents
- Ordinance

**Planning Commission Public Hearing: February 25, 2016**

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Matthew Simons, AICP, CZA, CFM

Staff Report	Item No. 8	
Address	1805 Monticello Avenue	
Applicant	Wendy's Restaurant	
Request	Special Exception	Commercial drive-through
Property Owner	Wendy's Properties, LLC	
Site Characteristics	Site/Building Area	0.7 acre/2,599 sq. ft. (proposed)
	Future Land Use Map	Commercial
	Zoning	C-2 (Corridor Commercial)
	Neighborhood	Ghent Square
	Character District	Traditional
Surrounding Area	North	C-2: Doumar's BBQ
	East	C-2: Hope House Thrift store, Cook Out
	South	G-1 (Granby/Monticello Corridor Mixed Use): The Element apartments
	West	C-2: Old Point National Bank, Charlie's Café



## A. Summary of Request

- The site is located on the west side of Monticello Avenue, between 18<sup>th</sup> Street and East 19<sup>th</sup> Street.
- This request would allow the existing restaurant, Wendy's, to demolish the existing building and construct a new building on the site.
  - Since the building and drive-through are being demolished, the site will now have to come into compliance by obtaining a special exception.

## B. Plan Consistency

- The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as commercial.
- The healthy and vibrant neighborhoods chapter of *plaNorfolk2030* calls for the city to promote the transition of the Monticello-Granby Corridor to a higher intensity mix of development types.
  - It further calls for the city to ensure that new development projects provide an active streetscape by providing first floor active uses, façades built to the right-of-way line, and at least 50% first floor transparency.
- In order to be fully consistent with *plaNorfolk2030*, the proposed special exception should be conditioned to require the building to be located at the Monticello Avenue frontage, with at least 50% transparency, and a masonry wall along the Monticello Avenue frontage adjacent to the proposed parking area.

## C. Zoning Analysis

### i. General

- The use is permitted in the C-2 district by special exception.
  - The existing building was constructed in 1984, before the *Zoning Ordinance* required a special exception for a commercial drive-through.
- The site is located along a commercial corridor with residential exposure to the south.
- The conceptual plan submitted by the applicant demonstrates compliance with *Zoning Ordinance* standards for a commercial drive-through.
- The attached conditions ensure compliance with the adopted general plan and all *Zoning Ordinance* requirements.

### ii. Parking

- For an eating establishment of this size located within the Traditional Character District, the *Zoning Ordinance* requires that the site provides a minimum of 15 parking spaces and sufficient room to accommodate two bicycles.
  - The applicant proposes to provide 27 parking spaces.
  - The proposed number of parking spaces, based on the proposed square footage of the building, exceeds the parking maximum for commercial uses established in the *Zoning Ordinance*.
    - Prior to obtaining Site Plan approval, the applicant will be required to provide landscaping and stormwater improvements to offset the impervious parking proposed on the site.

### **iii. Flood Zone**

- The majority of the property is located in the X (Shaded) flood zone, with two of the corners of the site located in the AE Flood Zone, which is a high risk flood zone.
  - The proposed redevelopment of the site will be reviewed under the Site Plan Review Process to ensure compliance with the Floodplain/Coastal Hazard Overlay District.

### **D. Transportation Impacts**

- Institute of Transportation Engineers figures estimate that demolition and reconstruction of the existing restaurant with a drive-through on this site would be expected to generate 254 fewer trips on weekdays since the new establishment will be slightly more than 500 square feet smaller upon completion.
- Monticello Avenue adjacent to the site is not an identified priority corridor in the City of Norfolk Bicycle and Pedestrian Strategic Plan.

### **E. Historic Resources Impacts**

The site is not located within a federal, state, or local historic district.

### **F. Public Schools Impacts**

The site is located in the Taylor Elementary School, Blair Middle School and Maury High School Districts.

### **G. Environmental Impacts**

- The construction of a fast food restaurant with a drive-through lane should not adversely impact the surrounding uses.
- The proposed facility will undergo the Site Plan Review process, which will require all site development to adhere to the regulations of the *Zoning Ordinance*, including landscaping, vehicular circulation, and stormwater improvements.

### **H. Surrounding Area/Site Impacts**

- Over the past year there have been 38 calls for police service with two arrests made.
  - The two arrests were related to a “man down” and a “person with a weapon.”
- By requiring this use to conform to the conditions listed below, the proposed establishment should not have a negative effect on the surrounding neighborhood.

### **I. Payment of Taxes**

The owner of the property is current on all real estate taxes.

### **J. Civic League**

Notice was sent to the Ghent Neighborhood League, Ghent Square, Downtown Norfolk Civic League, Ghent Business Association and Downtown Norfolk Council on January 13.

**K. Communication Outreach/Notification**

- Legal notice was posted on the property on January 19.
- Letters were mailed to all property owners within 300 feet of the property on February 11.
- Legal notification was placed in *The Virginian-Pilot* on February 11 and 18.

**L. Recommendation**

Staff recommends **approval** of the special exception request, considering compliance with *Zoning Ordinance* requirements, subject to the conditions below:

- (a) The site shall be designed generally in accordance with the conceptual site plan prepared by MSA, dated February 25, 2016, entitled, "Conceptual Site Layout Plan Options for Wendy's #895," attached hereto and marked as "Exhibit A," subject to the requirements of condition (b) below, and any revisions required by the city to be made during the Site Plan Review and building permit plan review processes.
- (b) The site shall be limited to no more than two points of vehicular ingress and two point of egress. There may be a full ingress and egress driveway along 18<sup>th</sup> Street and a right-in only ingress and right-out only egress driveway along Monticello Avenue.
- (c) The site shall be developed to reflect the general massing, materials, fenestration and design elements for the north, south, east and west side of the building as shown in the elevations entitled "Exterior Elevations," sheet A2.1, attached hereto and marked as "Exhibit B," subject to any revisions required by the City to be made during the Site Plan Review and building permit plan review processes.
- (d) All landscaping installed on the premises shall be maintained in a healthy growing condition at all times and shall be replaced when necessary.
- (e) Notwithstanding any other regulations pertaining to temporary window signage within Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor of the building shall be transparent as defined in the Zoning Ordinance.
- (f) All nonconforming fences and signs on the site shall be removed.
- (g) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.
- (h) Two bicycle parking spaces shall be provided on the site.
- (i) Dumpsters shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the proposed building.

- (j) The "I.C.S. Box," as indicated on the "Conceptual Site Layout Plan Options for Wendy's #895," will be covered with a material finish to complement the proposed building.
- (k) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, snow, ice, and any bodily discharge.
- (l) The property shall be kept in a clean and sanitary condition at all times.
- (m) The establishment shall maintain a current, active business license at all times while in operation.
- (n) No business license shall be issued until conditions (a), (f), (g), (h), and (i) have all been implemented fully on the site.

**Attachments**

Location Map  
Zoning Map  
Application  
Conceptual Site Plan  
Elevations  
Notice to the Civic Leagues and Business Associations

## **Proponents and Opponents**

### **Proponents**

Lisa Murphy – Representative, legal counsel  
999 Waterside Drive, Suite 2100  
Norfolk, VA 23510


Scott Jones – Applicant, Wendy's Restaurant  
438 Telegraph Road  
Alloway, NJ 08001

Greg Hayes, Representative, consulting engineer  
8033 Rouse Drive  
Virginia Beach, VA 23462

### **Opponents**

None

Form and Correctness Approved

By   
Office of the City Attorney

Contents Approved: 

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF A COMMERCIAL DRIVE-THROUGH FOR "WENDY'S" ON PROPERTY LOCATED AT 1805 MONTICELLO AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted authorizing the operation of a Commercial Drive-Through for "Wendy's" on property located at 1805 Monticello Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 220 feet, more or less, along the western line of Monticello Avenue, 140 feet, more or less, along the northern line of 18<sup>th</sup> Street, and 140 feet, more or less, along the southern line of East 19<sup>th</sup> Street; premises numbered 1805 Monticello Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The site shall be designed generally in accordance with the conceptual site plan prepared by MSA, dated February 25, 2016, entitled "Conceptual Site Layout Plan Options for Wendy's #895," attached hereto and marked as "Exhibit A," subject to any revisions required by the city to be made during the site plan review and building permit plan review processes.
- (b) The site shall be limited to no more than two points of vehicular ingress and two points of egress. There may be a full ingress and egress driveway along 18<sup>th</sup> Street and a right-in only ingress and right-out only egress driveway along Monticello Avenue.
- (c) The site shall be developed to reflect the general

massing, materials, fenestration, and design elements for the building as shown in the elevations entitled "Exterior Elevations," sheet A2.1, attached hereto and marked as "Exhibit B," subject to any revisions required by the city to be made during the site plan review and building permit plan review processes.

- (d) All landscaping installed on the premises shall be maintained in a healthy growing condition at all times and shall be replaced when necessary.
- (e) Notwithstanding any other regulations pertaining to temporary window signage within Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor of the building shall be transparent as defined in the Zoning Ordinance.
- (f) All nonconforming fences and signs on the site shall be removed.
- (g) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.
- (h) Two bicycle parking spaces shall be provided on the site.
- (i) All dumpsters shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the proposed building.
- (j) The "I.C.S. Box," as identified on the conceptual site plan attached at "Exhibit A" will be covered with a material finish that complements the proposed building.
- (k) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, and both solid and liquid waste.

- (l) The property shall be kept in a clean and sanitary condition at all times.
- (m) The establishment shall maintain a current, active business license at all times while in operation.
- (n) No business license shall be issued until conditions (a), (f), (g), (h), and (i) have all been implemented fully on the site.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;

- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (1 page)

Exhibit B (1 page)

NORFOLK, VIRGINIA

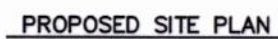
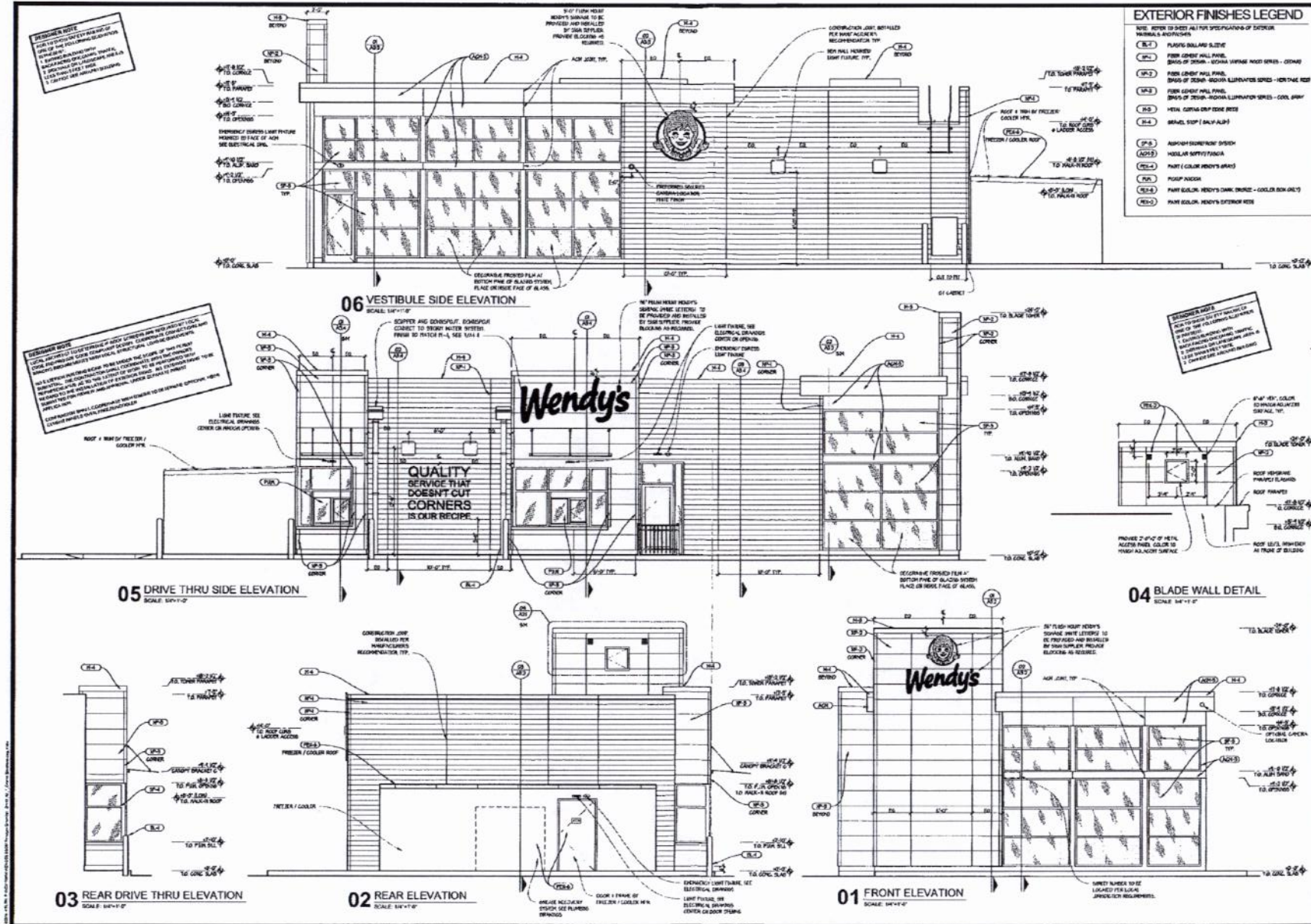


EXHIBIT FOR SPECIAL EXCEPTION



www.msaonline.com  
MSA PROJ. #13110N



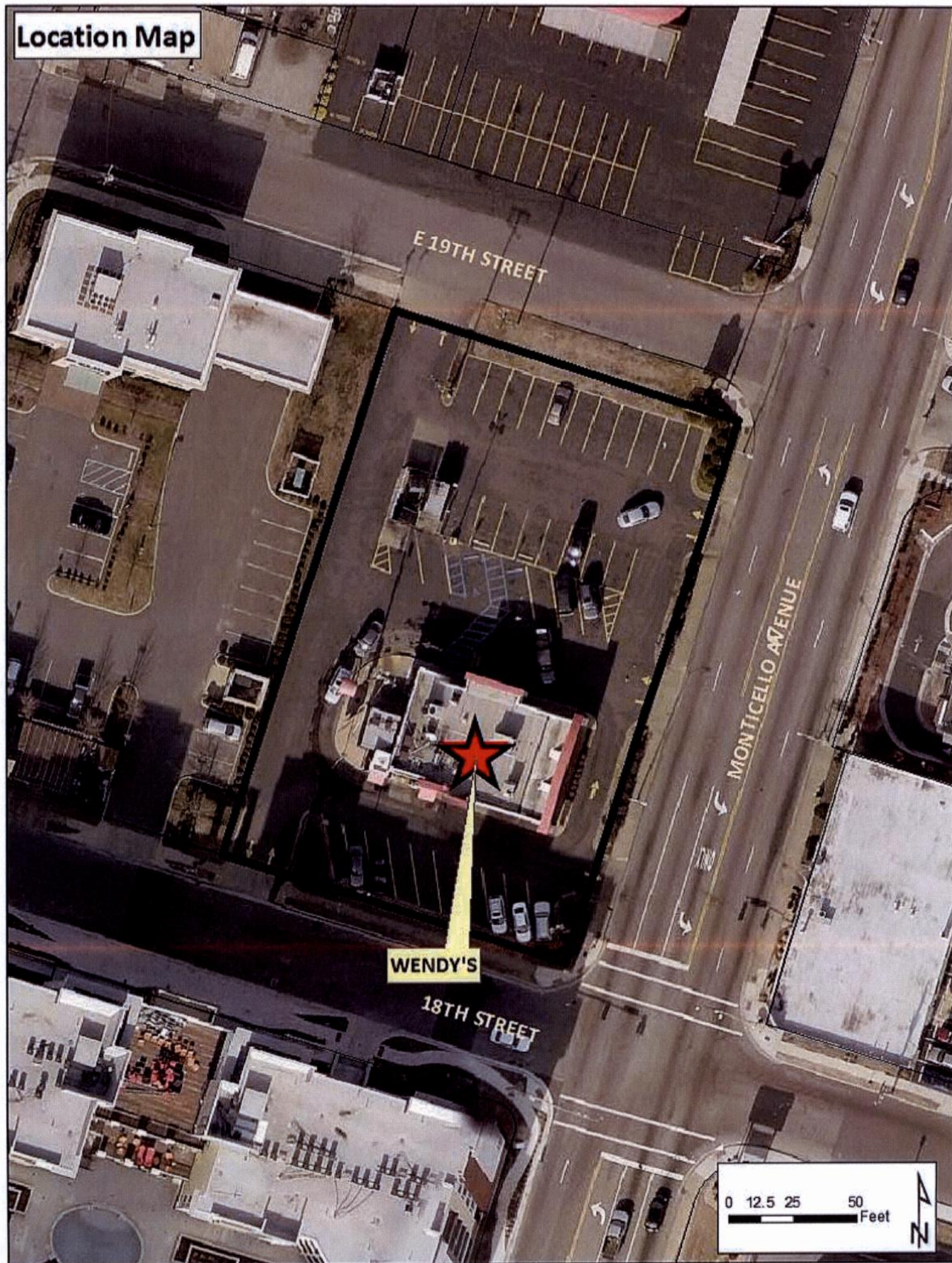
**Wendy's**  
ADDRESS, CITY, STATE, ZIP CODE

**DESIGN GUIDELINE ONLY - NO FOR CONSTRUCTION**

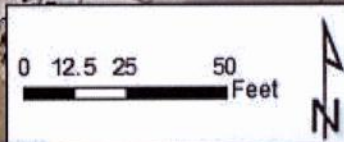
**EXTERIOR ELEVATIONS**

**A2.1**

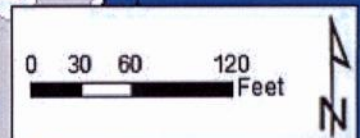
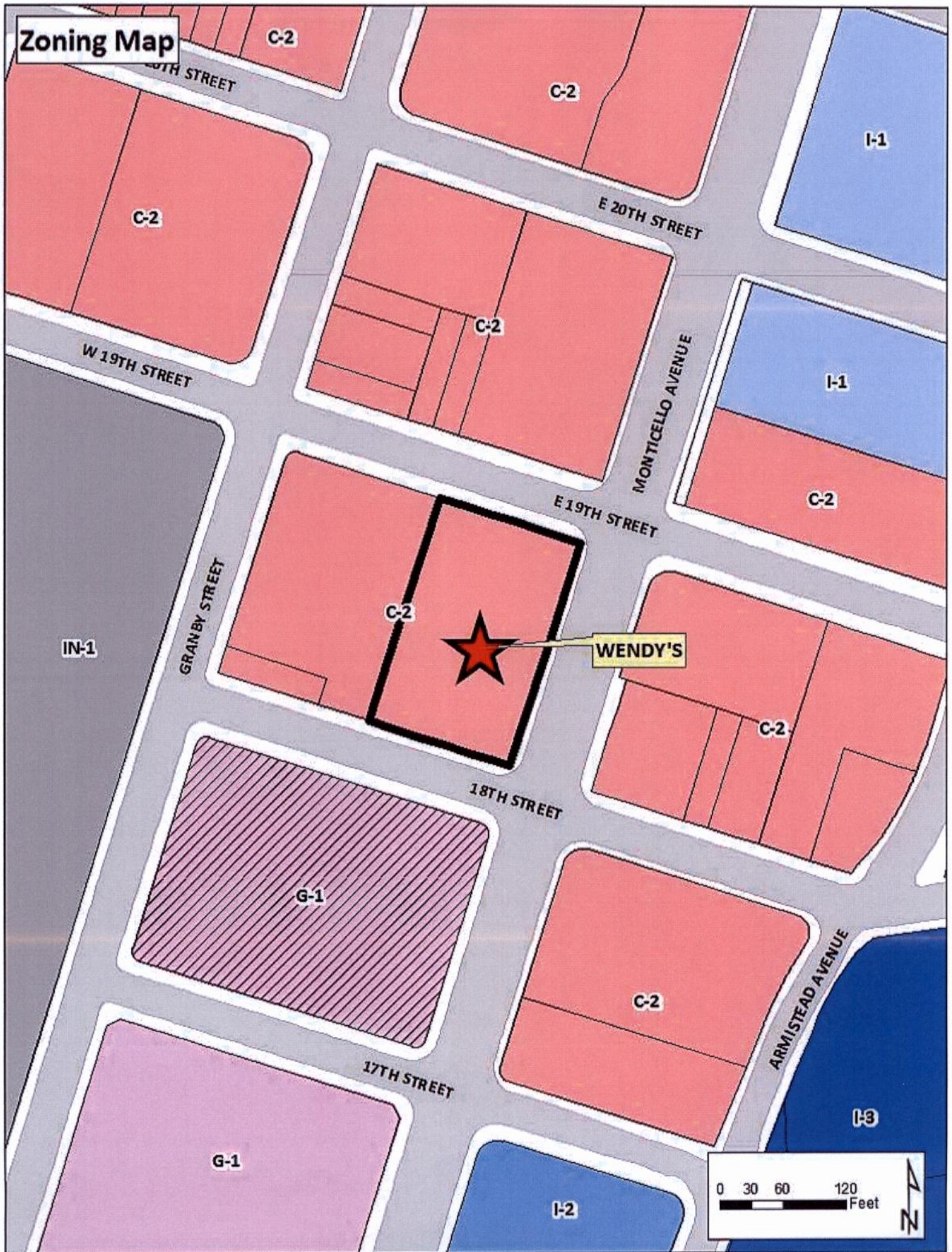
Location Map



WENDY'S



# Zoning Map





## APPLICATION SPECIAL EXCEPTION

Special Exception for: Restaurant with a drive-through

Date of application: January 8, 2016

### DESCRIPTION OF PROPERTY

Property location: (Street Number) 1805 (Street Name) Monticello Avenue

Existing Use of Property Wendy's Restaurant

Current Building Square Footage 3,110

#### Proposed Use

There is currently a 3,110 square foot Wendy's Restaurant with a drive-through. on the site. Wendy's is proposing to remove the existing restaurant and replace it with a 2,599 square foot Wendy's restaurant with a drive-through.

Proposed Square Footage 2,599

#### Proposed Hours of Operation:

Restaurant Weekday	From	10 a.m.	To	10 p.m.
Friday	From		To	
Saturday	From		To	
Sunday	From		To	

Sunday through Thursday: 10 a.m. - 2 a.m. (Drive-Through)

Friday and Saturday: 10 a.m. to 3 a.m. (Drive-Through)

Trade Name of Business (If applicable) Wendy's Restaurant

### DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508  
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application  
Special Exception  
Page 2**

**APPLICANT**

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last)  (First)  (MI)

Mailing address of applicant (Street/P.O. Box):

(City)  (State)  (Zip Code)

Daytime telephone number of applicant ()  Fax ()

E-mail address of applicant:

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last)  (First)  (MI)

Mailing address of applicant (Street/P.O. Box):

(City)  (State)  (Zip Code)

Daytime telephone number of applicant ()  Fax ()

E-mail address of applicant:

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last)  (First)  (MI)

Mailing address of property owner (Street/P.O. box):

(City)  (State)  (Zip Code)

Daytime telephone number of owner ()  email:

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508  
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**CIVIC LEAGUE INFORMATION**

Civic League contact: \_\_\_\_\_

Date(s) contacted: \_\_\_\_\_

Ward/Super Ward information: \_\_\_\_\_

**CERTIFICATION:**

**I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:**

Print name: SCOTT H. JONES Sign: [Signature] 11 8 16  
(Property Owner or Authorized Agent of Signature) (Date)

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_  
(Applicant) (Date)

**ONLY NEEDED IF APPLICABLE:**

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_  
(Authorized Agent Signature) (Date)

**CIVIC LEAGUE INFORMATION**

Civic League contact: No Civic League

Date(s) contacted: N/A

Ward/Super Ward information: Ward 2: Theresa Whibley / Superward 6: Barclay Winn

**CERTIFICATION:**

**I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:**

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(Property Owner or Authorized Agent of Signature) (Date)

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(Applicant) (Date)

**ONLY NEEDED IF APPLICABLE:**

Print name: LISA Murphy Sign: Gisele Decker / 1/11/16  
(Authorized Agent Signature) (Date)

CITY OF NORFOLK  
SPECIAL EXCEPTION APPLICATION FOR  
A COMMERCIAL DRIVE-THRU  
(WENDY'S PROPERTIES, LLC – 1805 MONTICELLO AVENUE)

**PROJECT DESCRIPTION**  
**(Special Exception –Commercial Drive-Through)**

The applicant, Wendy's Properties, LLC ("Applicant") currently operates a 3,110 square foot Wendy's restaurant with a commercial drive-through on the subject parcel. The restaurant is permitted by right; however, the drive-through is a legal non-conforming use. As part of a national campaign to renovate and upgrade its existing restaurants, the Applicant submitted a site plan to staff for review in the fall of 2014 that would have involved demolishing the existing restaurant and replacing it with a new modern state of the art facility. At that time, staff advised the Applicant that because the drive-through was a legal non-conforming use, any redevelopment of the site would trigger the requirement that the Applicant obtain a special exception for the commercial drive-through.

The existing eating establishment with a commercial drive-thru has been in operation at this site for over thirty-two (32) years. The hours of operation and use of the site will remain unchanged; however, to conform with the aspirational guidelines of plaNorfolk2030 for the Monticello-Granby Corridor, the Applicant's redeveloped site will consist of a smaller restaurant in the northern corner of the parcel built to the right of way lines of Monticello Avenue and 19<sup>th</sup> Street with large windows providing over 50% first floor transparency. Of the three (3) existing curb cuts on Monticello Avenue only one (1) will remain, as will the existing curb cuts on 18<sup>th</sup> and 19<sup>th</sup> Streets. The new state of the art facility will have a pedestrian friendly patio, a bike rack and enhanced green space. The impact on adjoining parcels will remain the same. If approved, the removal and replacement of the existing Wendy's Restaurant with a commercial drive-through will result in the investment of over \$1,750,000 in this property.

## Simons, Matthew

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**From:** Straley, Matthew  
**Sent:** Wednesday, January 13, 2016 12:48 PM  
**To:** 'dncl@welovenorfolk.org'; Miller, Mary; 'info@ghentva.org'; 'Emily Birknes'  
**Cc:** Whibley, Terry; Winn, Barclay; Wilson, Denise; Simons, Matthew  
**Subject:** new Planning Commission application - 1805 Monticello Avenue  
**Attachments:** Wendys.pdf

Mr. Murphy, Ms. Miller, Ms. Birknes:

Attached please find the application for a special exception to operate a commercial drive-through at 1805 Monticello Avenue.

The item is tentatively scheduled for the February 25, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Matt Simons* at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

Thank you.

### **Matthew Straley**

GIS Technician II

Norfolk Department of City Planning

810 Union Street, Suite 508 | Norfolk, Virginia 23510

[Matthew.Straley@norfolk.gov](mailto:Matthew.Straley@norfolk.gov) | Tel: 757-664-4769 | Fax: 757-441-1569

## Simons, Matthew

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**From:** Straley, Matthew  
**Sent:** Wednesday, January 13, 2016 1:58 PM  
**To:** 'Ian\_holder@ml.com'  
**Cc:** Simons, Matthew  
**Subject:** FW: new Planning Commission application - 1805 Monticello Avenue  
**Attachments:** Wendys.pdf

Mr. Holder,

Attached please find the application for a special exception to operate a commercial drive-through at 1805 Monticello Avenue.

The item is tentatively scheduled for the February 25, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Matt Simons* at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

Thank you.

### **Matthew Straley**

GIS Technician II

Norfolk Department of City Planning

810 Union Street, Suite 508 | Norfolk, Virginia 23510

[Matthew.Straley@norfolk.gov](mailto:Matthew.Straley@norfolk.gov) | Tel: 757-664-4769 | Fax: 757-441-1569

## Simons, Matthew

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**From:** Simons, Matthew  
**Sent:** Wednesday, January 13, 2016 5:58 PM  
**To:** 'ghentsquare@verizon.net'  
**Cc:** Straley, Matthew (Matthew.Straley@norfolk.gov); 'Lisa.Murphy@LeClairRyan.com'; Whibley, Terry; Winn, Barclay; Wilson, Denise; Emily Birknes (emily@ghentva.org); dncl@welovenorfolk.org; 'Mary E. Miller'  
**Subject:** FW: new Planning Commission application - 1805 Monticello Avenue  
**Attachments:** Wendys.pdf

Ms., Lamkin,

Attached please find the application for a special exception to operate a commercial drive-through at 1805 Monticello Avenue.

The item is tentatively scheduled for the February 25, 2016 Planning Commission public hearing.  
Should you have any questions, please feel free to e-mail or call me at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

Thank you.

Matthew Simons, AICP, CZA, CFM  
City of Norfolk, Department of City Planning  
City Planner II – Land Use Services  
757-664-4750

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**From:** Straley, Matthew  
**Sent:** Wednesday, January 13, 2016 12:48 PM  
**To:** dncl@welovenorfolk.org; Miller, Mary; info@ghentva.org; Emily Birknes  
**Cc:** Whibley, Terry; Winn, Barclay; Wilson, Denise; Simons, Matthew  
**Subject:** new Planning Commission application - 1805 Monticello Avenue

Mr. Murphy, Ms. Miller, Ms. Birknes:

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Thank you.

**Matthew Straley**  
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Norfolk Department of City Planning  
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[Matthew.Straley@norfolk.gov](mailto:Matthew.Straley@norfolk.gov) | Tel: 757-664-4769 | Fax: 757-441-1569



## Ghent Neighborhood League

Wednesday, February 24, 2016

Dear Norfolk Planning Commissioners:

The Ghent Neighborhood League recently received a copy of an application for Wendy's for a special exception to operate a drive thru upon completion of its proposed new building on its existing site.

The application was reviewed at our February 18, 2016 general membership meeting. Board Members, Members and Ghent residents in attendance were given an opportunity to provide input and to note any opposition to Wendy's pending application. No opposition was heard; however, there was a concern raised as to the impact this plan may have on Doumar's. As such, we would ask the Commission to ensure that the City has outreached to Doumar's about this pending application and has ensured that the planned changes do not result in impeding traffic on 19th Street or detracting from Doumar's, a Ghent and Norfolk institution.

We thank the Commission for the opportunity to provide neighborhood input on this pending application.

Regards,

Joan McEnery  
Chairperson, Commercial Review Committee  
Ghent Neighborhood League